

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

TOWN OF MONSON

SPECIAL TOWN WARRANT

To any of the Constables of the Town of Monson in said county:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn all the inhabitants of the Town of Monson qualified to vote in Elections and Town affairs to meet in the Granite Valley Middle School on Thompson Street on Monday, August 22, 2011, A.D. at 7:00 p.m. to act upon the following articles:

Article 1:

To see if the Town will vote to amend its Zoning Bylaws by adding the following new section:

6.10.4 Emergency Use of Trailer on a site other than that on which the disaster occurred. If the owner or occupier of a residence which has been destroyed by fire or natural disaster does not have the land area required to reasonably place replacement temporary housing completely on the existing lot (site of disaster), and complete repairs to the former residence, a limited special permit may be granted by the Special Permit Granting Authority (SPGA), which for the purpose of this bylaw, is the Monson Planning Board. The criteria to be considered in determining whether to grant a limited special permit pursuant to this bylaw shall be:

- (a) Written agreement of the land owner of the site where the trailer will be located which is not the site of the disaster consenting to the location of the trailer.
- (b) Sufficient space on the property for residents of permanent home and residents of temporary trailer home to park off of the public way.
- (c) The ability to maintain safe traffic patterns on the street.
- (d) A ten (10) foot setback shall be maintained from the side and rear property lines.
- (e) The front setback shall be adequate to allow safe line of sight for the roadway, pedestrians, and driveway egress, as well as space to allow snow removal and road maintenance.

- (f) The temporary housing shall be subject to the provisions of the State Sanitary Code.
- (g) This temporary emergency housing shall be removed within one (1) year of delivery. In the event of another natural disaster within this one (1) year period grantee of such limited special permit may request, in writing to the Planning Board, that limited special permit be extended for an additional three (3) month period. If the Planning Board receives such a request, in writing, the Planning Board may grant a three (3) month extension after a public hearing, to be advertised in accordance with Massachusetts General Laws.
- (h) No more than one (1) temporary housing unit shall be permitted on a lot.
- (i) A site plan shall be provided showing the location of the existing buildings on the lot and the proposed location of the temporary trailer. If a site plan is not available a copy of the Monson Assessors plot plan with all existing buildings accurately depicted on the plan and the location of the proposed temporary trailer located on the plan shall be acceptable.
- (j) The trailer must meet all other building, wetlands and zoning requirements regarding height, separation of buildings and maximum lot coverage.

Or take any other action relative thereto.

Article 2:

To see if the Town will vote to amend its Zoning Bylaws by adding the following new section:

6.10.5 Waivers

1. The SPGA may waive strict compliance with any requirement of this by-law or the rules and regulations promulgated hereunder, where:

- (a) Such action is allowed by federal, state and local statutes and/or regulations.
- (b) Is in the public interest, and
- (c) Is not inconsistent with the purpose and intent of this by-law.

2. Any applicant may submit a written request to be granted such a waiver. Such a request shall be accompanied by an explanation or documentation supporting the waiver request and demonstrating that strict application of the by-law would undermine

the purposes, objectives and intent of this by-law.

3. All waiver requests shall be discussed and voted on by the SPGA at the public hearing within which the request for a waiver is being heard.

4. If in the SPGA's opinion, additional time or information is required for review of a waiver request, the SPGA may continue the hearing to a date certain announced at the meeting. In the event the applicant objects to a continuance, or fails to provide requested information, the waiver request shall be denied.

Or take any other action relative thereto.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of said meeting.

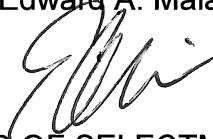
Given under our hands this 2nd day of August, 2011.



Richard M. Smith, Chairman

John F. Goodrich II

Edward A. Maia



MONSON BOARD OF SELECTMEN

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Aug 5, 2011

Pursuant to the within Warrant, I have notified and warned the legal voters of the Town of Monson by posting an attested copy of said Warrant in at least two places in said Monson fourteen days at least before the time appointed for holding the meeting aforesaid.

A true copy,
ATTEST:



Constable of Monson

Nancy C. Monroe
Town Clerk